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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

TRANSFER
TAX
PAID

029768

That Linwood C. Beck of Waterville, in the County of Kennebec and State of Maine in consideration of ONE (\$1.00) DOLLAR and other valuable considerations, paid by Waldo A. Beck of Waterville, County of Kennebec, and State of Maine, whose mailing address is 328 Main Street, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Waldo A. Beck, his heirs and assigns forever;

MY one-half undivided interest in a certain lot or parcel of land situated in said Waterville, bounded and described as follows, to wit:

STARTING on the west line of Main Street at the southeast corner of land of one Flood; thence running to the west along the southerly line of said Flood one hundred ninety (190) feet; thence at right angles to the south one hundred (100) feet; thence at right angles to the east one hundred ninety (190) feet; thence to the north along the said westerly line of Main Street one hundred (100) feet to the point of beginning.

THIS conveyance is subject to the following restrictions, which are to run with the land, to wit: No building other than a private dwelling house for not over two family occupancy, together with private garage shall be erected upon said premises, and that no part of any building shall be placed nearer than thirty (30) feet from the line of the street, provided, however, that steps, windows, porticoes are to be allowed on said reserved space. Said dwelling house and garage shall cost not less than five thousand (\$5,000) dollars. The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than sixty (60) feet frontage on the street.

THE private garage above referred to may be used as a private work shop, for sheet metal work, wood milling and carpentry, and for storage of automobiles of the Grantee's immediate family. The size of the garage shall not exceed forty (40) feet by forty-two (42) feet.

BEING the same one-half undivided interest in the premises deeded to Linwood C. Beck by Warranty Deed from Carl O. Beck to Waldo A. Beck and Linwood C. Beck, dated August 10, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2721, Page 249.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Waldo A. Beck, his heirs and assigns, to his and their use and behoof forever.

AND I DO COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and

57-94

assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I the said Linwood C. Beck have hereunto set my hand
and seal this day of August, 1991.

Signed, Sealed and Delivered
in the presence of

Caul 7 Beck

Linwood C. Beck
Linwood C. Beck

STATE OF MAINE
COUNTY OF KENNEBEC, ss.

Date: August , 1991

Personally appeared the above named Linwood C. Beck and acknowledged the
above instrument to be his free act and deed.

Before me,

Nancy K. Bulmer
Notary Public NANCY K. BULMER
NOTARY PUBLIC, MAINE
Print Name: ... COMMISSION EXPIRES JUNE 7, 1998
My Commission Expires



RECEIVED KENNEBEC SS.

1991 DEC 30 AM 9:00

ATTEST: Harold Paul Moore
REGISTER OF DEEDS